

NEWPORT TOWER

QUALITY.
CONNECTIVITY.
CONVENIENCE.

525 WASHINGTON BLVD
JERSEY CITY, NJ

BentallGreenOak 



BUILDING WITHIN A BUILDING OPPORTUNITY



Ideally situated on the dynamic Jersey City Waterfront, Newport Tower offers an exclusive building within a building opportunity with a contiguous tower block of 10 floors totaling 253,349 RSF available for lease.

- Ultimate amenity-rich Class A office experience
- Direct access to Midtown and Downtown NYC
- Open 23,600 SF floor plates with abundant natural light
- Efficient center core floor plate

CERTIFICATIONS



A STRIKING ENTRANCE



**THE RECENTLY RENOVATED LOBBY
FEATURES COMFORTABLE SEATING
AREAS, UPGRADED LIGHTING, AND A
DEDICATED CONCIERGE RECEPTION.**

A sweeping multi-million-dollar transformation has recently been completed, elevating Newport Tower's presence and enhancing the tenant experience. Improvements include a newly designed building entrance, lobby and tenant amenity center.

The striking two-story atrium lobby accentuated by a sleek new building entrance increases light and visibility, presenting an enhanced sense of arrival.

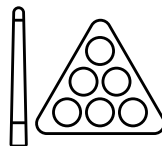
BUILDING AMENITIES



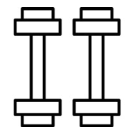
TENANT LOUNGE



CO-WORKING BY INDUSTRIOUS



GAME ROOM



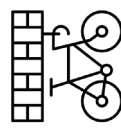
CLUB METRO FITNESS CENTER



CONFERENCE CENTER



MEETING ROOMS



BIKE STORAGE



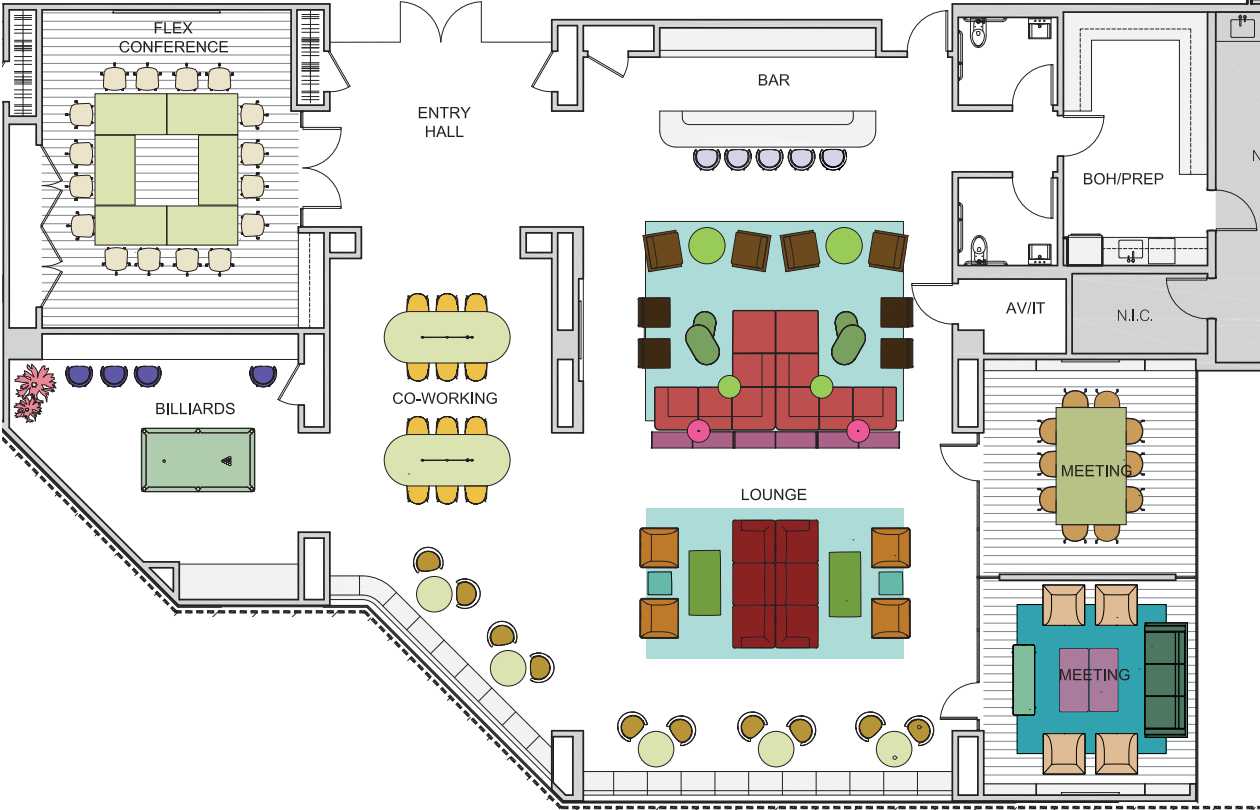
AMPLE PARKING



The 5,400 SF glass-enclosed Amenity Center contains state-of-the-art conference rooms, elegant meeting spaces, a bar and lounge with prep kitchen, and a game room. The on-site bike storage room features ample bike storage and all-new showers and lockers.

AMENITY CENTER PLAN

APPROX. 5,000 SF



ON-SITE FITNESS



The resort-style, member-based fitness center is located right in the building, providing top-of-the-line equipment and service for an affordable price.

- Premium equipment
- Fitness classes
- Sauna
- Tanning salon
- Juice bar
- Golf simulator

www.clubmetrousa.com/jersey-city



DINING



Newport Tower boasts a wide range of dining options located on-site, in the nearby neighborhood, and at the adjacent Newport Centre Mall connected to the building via an indoor skybridge.

- Battello
- Chinah
- Chipotle
- Dosa Spot
- Fire and Oak
- Gregory's
- Just Salad
- Kura
- Meet Fresh
- Obox Sushi
- Panera
- Poke n' Ramen 360
- Ruth's Chris Steakhouse
- Shake Shack
- The Cheesecake Factory
- The Little Beet
- Tidal Poke Co.

COWORKING & FLEX SPACE



INDUSTRIOUS



Newport Tower features coworking space by Industrious including:

- Wellness Room
- Private Conference rooms
- Fast Secure Wi-Fi
- Mailing and Packaging
- Community Events
- Daily Breakfast & Craft Coffee
- Dedicated Member Experience Manager

PANORAMIC VIEWS



WATERFRONT WALKWAY

Just outside Newport Tower awaits the Hudson River Waterfront Walkway, one of Jersey's most prized possessions. The thoughtfully designed walkway stretches 18.5 linear miles over the Hudson, providing unparalleled views of the Manhattan skyline.

[View Aerial Video](#)

- Breathtaking skyline views
- Waterfront dining
- River breeze
- Lounging areas
- Bike path

AREA AMENITIES

NEWPORT CENTRE MALL

Connected to Newport Tower via skybridge, Newport Centre Mall offers three levels of retail with over 130 stores, a massive movie theater, and a wide range of dining to choose from.

- 11-screen AMC cineplex
- 1.2 million SF of shopping
- Midtown-style dining options
- 13 million shoppers annually

THE NEWPORT RIVER MARKET

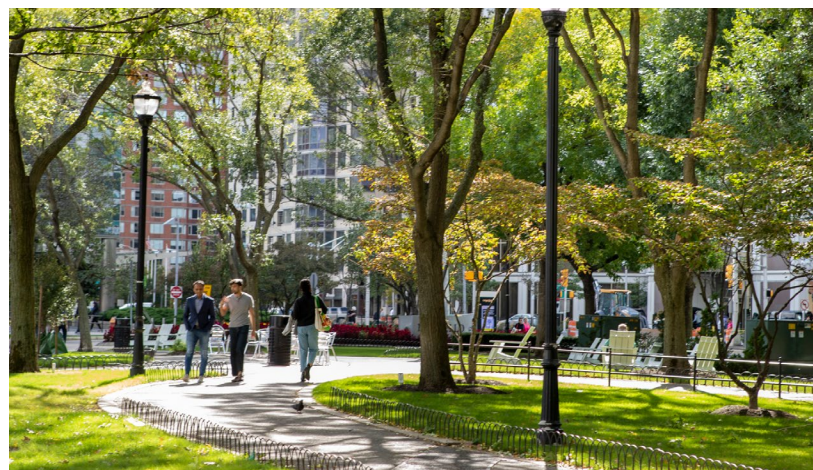
Located on the Hudson River Waterfront, the Newport River Market combines community staples with upscale retail and fine goods.

- Two specialty supermarkets
- Spa
- Pharmacy
- Target
- Newport Spirits

NEWPORT GREEN PARK

So much more than a park...the 4.25-acre community hot spot features landscaped lawns, a boardwalk, planted gardens and the only urban beach on the Hudson.

- Acres of beautiful greenery
- Beach on the Hudson
- Scenic walking path
- Seasonal events
- Concerts
- Ice Rink



AMENITIES MAP

DINING

1. Ahri's Kitchen
2. Ani Ramen
3. Artichoke Basille's Pizza
4. Barge Inn
5. Kings of Kobe
6. Beechwood Cafe
7. Battello
8. bwè kafe
9. Cangiano's
10. Cava
11. Chickie's
12. Chick-fil-A
13. Chinah •
14. Chipotle •
15. Cosi
16. Fire & Oak
17. Fresca Gourmet
18. Gregor's Coffee •
19. Shake Shack
20. Just BeClaws
21. Just Salad •
22. Kura •
23. Loradella's Family Pizzeria
24. Mantra
25. Mathews Food and Drink
26. Meet Fresh
27. Milk Sugar Love
28. O'Hara's
29. Orale
30. Panera Bread
31. Los Cuernos
32. Poke n' Ramen 360
33. Rumba Cubana
34. Rustique Pizza
35. Ruth's Chris
36. Sage Pizza •
37. Smorgasburg Jersey City
38. Starbucks
39. The Archer
40. The Cheesecake Factory
41. The Little Beet
42. The Hamilton Inn
43. White Star Bar

RETAIL

1. Adidas
2. Another Man's Treasure Vintage Store
3. Best Buy
4. Carlo's Bakery
5. Charlotte Russe
6. CVS
7. Duane Reade
8. Edible Arrangements
9. Express
10. Forever 21
11. H&M
12. Kohl's Jersey City
13. LOFT
14. Macy's
15. Clarks
16. Michael Kors
17. Morton Williams
18. Newport Centre Mall
19. Newport Spirits
20. Staples
21. Target
22. Zara

ARTS & CULTURE

1. AMC Newport Centre 11
2. Art House Productions
3. Barcade
4. Departed Soles Brewing
5. Grassroots Community
6. Hudson River Waterfront Walkway
7. Jersey City Theater Center
8. McSwiggan's Pub
9. Newport Skates
10. Pint

HOSPITALITY

1. Sonesta Simply Suites
2. Courtyard by Marriott
3. DoubleTree by Hilton Hotel
4. Hyatt Regency
5. Residence Inn by Marriott
6. The Westin
7. W Hoboken

LIFESTYLE

1. Club Metro USA •
2. CrossFit Hoboken
3. Crunch Fitness - Hoboken
4. Hamilton Health & Fitness
5. Hudson River Athletics
6. Hudson River Waterfront Walkway
7. My Gym Jersey City
8. New York Sports Clubs
9. Newport Fitness
10. Newport Green Park
11. SP + Parking
12. Newport Swim & Fitness
13. River School Newport
14. Stevens Cooperative School
15. Wang Chen Table Tennis Club

TRANSIT

NJ PATH
NJ Lightrail
NJ Transit
NJ Waterway
Holland Tunnel
I-78

- Newport Tower On-site Amenities

1 MIN

to Newport Path

10 MIN

to Hoboken

15 MIN

to Downtown NYC



**RECOGNIZED
AS THE LARGEST
AND MOST
SUCCESSFUL
MIXED-USE
COMMUNITY
IN THE COUNTRY,
NEWPORT'S
REPUTATION
SPEAKS
FOR ITSELF.**



TO GET A LOOK AT THE GREATER PICTURE, JERSEY CITY IS RANKED...

#1

most livable city in the U.S.

#2

fastest-growing metropolitan area in NJ.

#1

most diverse city in the U.S.

#10

most artistic city in the U.S.

#7

best place to live for young professionals in the NYC area.

WALKABILITY

Newport offers the convenience of city life with much more space. All the food and shopping you could possibly want are within walking distance.

- Walking score of 87
- Driving is optional
- Two major shopping centers
- Great nightlife
- Less crowds

SURROUNDING JERSEY CITY AREA

Often referred to as NYC's 6th Borough, Jersey City has become one of the fastest growing cities in New Jersey. JC is quickly making a name for itself as a hub for arts, culture and food.

- Michelin star restaurants
- Thriving business sector
- Vibrant nightlife scene
- Easy access to NYC
- Low cost of living
- More square footage



HYPER ACCESSIBILITY

Several transportation options like the PATH, NJ Transit and Light Rail make commuting to Newport a cinch.

0 MIN

to Light Rail

1 MIN

to Newport Path

5 MIN

to Holland Tunnel

6 MIN

to NY Waterway Ferry

10 MIN

to Hoboken

15 MIN

to Downtown NYC

BEST CONNECTED SUBMARKET ON THE EAST COAST



DRIVE-TIMES FROM NEWPORT TOWER:

- 5 min** Holland Tunnel
- 10 min** Hoboken
- 14 min** Lincoln Tunnel
- 15 min** Newark Airport
- 20 min** Newark Penn Station
- 20 min** Times Square
- 24 min** GW Bridge
- 24 min** Upper West Side
- 28 min** Montclair, NJ
- 28 min** Upper East Side
- 35 min** Brooklyn
- 36 min** Ridgewood, NJ

MASS TRANSIT TIMES FROM NEWPORT TOWER:

- 10 min** Hoboken Transit Terminal
- 15 min** New York Penn Station
- 15 min** World Trade Center
- 25 min** Times Square
- 35 min** Brooklyn
- 35 min** Newark Penn Station
- 50 min** Newark Airport
- 2 hr** Philadelphia 33rd St Station
- 4 hr** Washington DC
- 4.5 hr** Boston

DIRECT ACCESS TO THE MOST TALENTED LABOR POOL IN THE COUNTRY

48%

of all software
developers in the
New York Metro
area reside in New
Jersey

58%

of all software
developers with an
advanced degree
(masters +) reside
in New Jersey

6,614

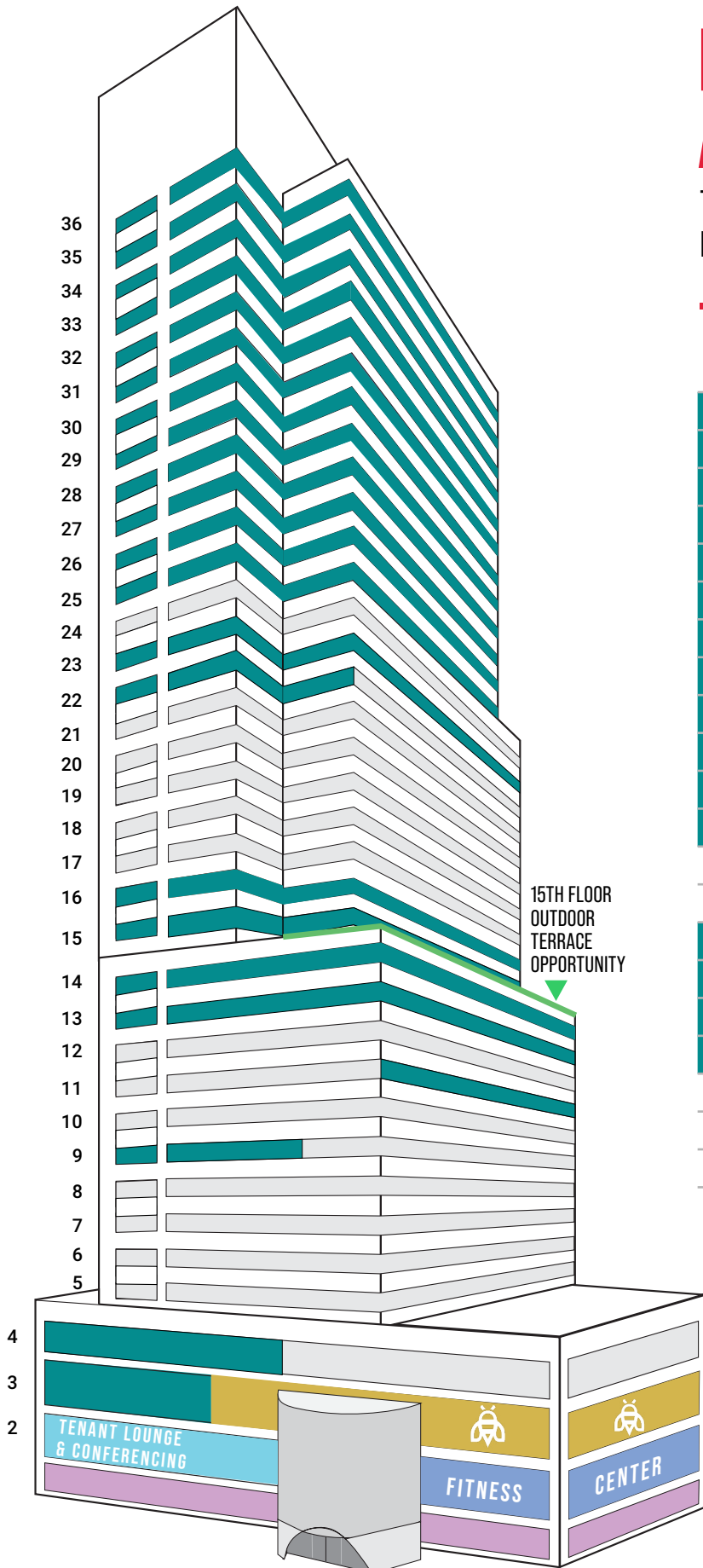
developers within
a mile of the PATH
and light rail



NEWPORT TOWER AVAILABILITY

TOWER BLOCK UP TO: 281,899 RSF

MID-RISE BLOCK UP TO: 125,412 RSF

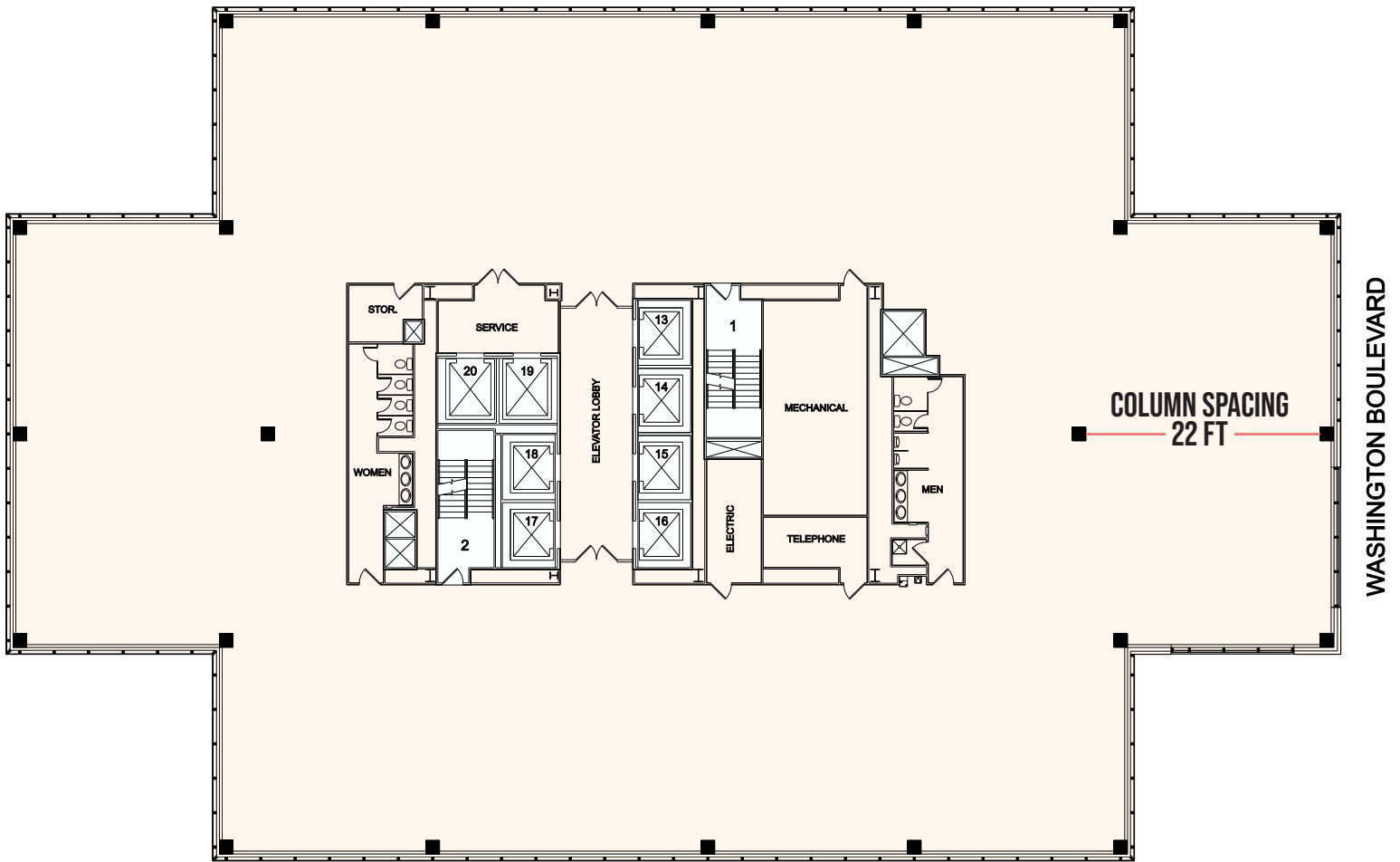


FLOOR	SIZE	RSF
36	Entire	23,626
35	Entire	23,646
34	Entire	23,646
33	Entire	23,646
32	Entire	23,622
31	Entire	23,646
30	Entire	23,646
29	Entire	23,679
28	Entire	23,679
27	Entire	23,679
26	Entire	23,679
25	Entire	23,204
23	Entire	23,679
22	Partial	10,152
16	Entire	24,738
15	Entire	24,682
14	Entire	38,100
13	Entire	37,875
11	Partial	20,750
09	Partial	22,489
04	Partial	36,811
03	Partial	22,522

- AVAILABLE OR CAN BE MADE AVAILABLE
- INDUSTRIOUS FLEX OFFICE SUITES
- TENANT COMMUNITY SPACE
- FITNESS CENTER
- GROUND FLOOR RETAIL

FLOOR PLANS

TYPICAL TOWER FLOOR PLAN APPROX. 23,680 RSF



NORTH

Slab to Slab: 12'9"

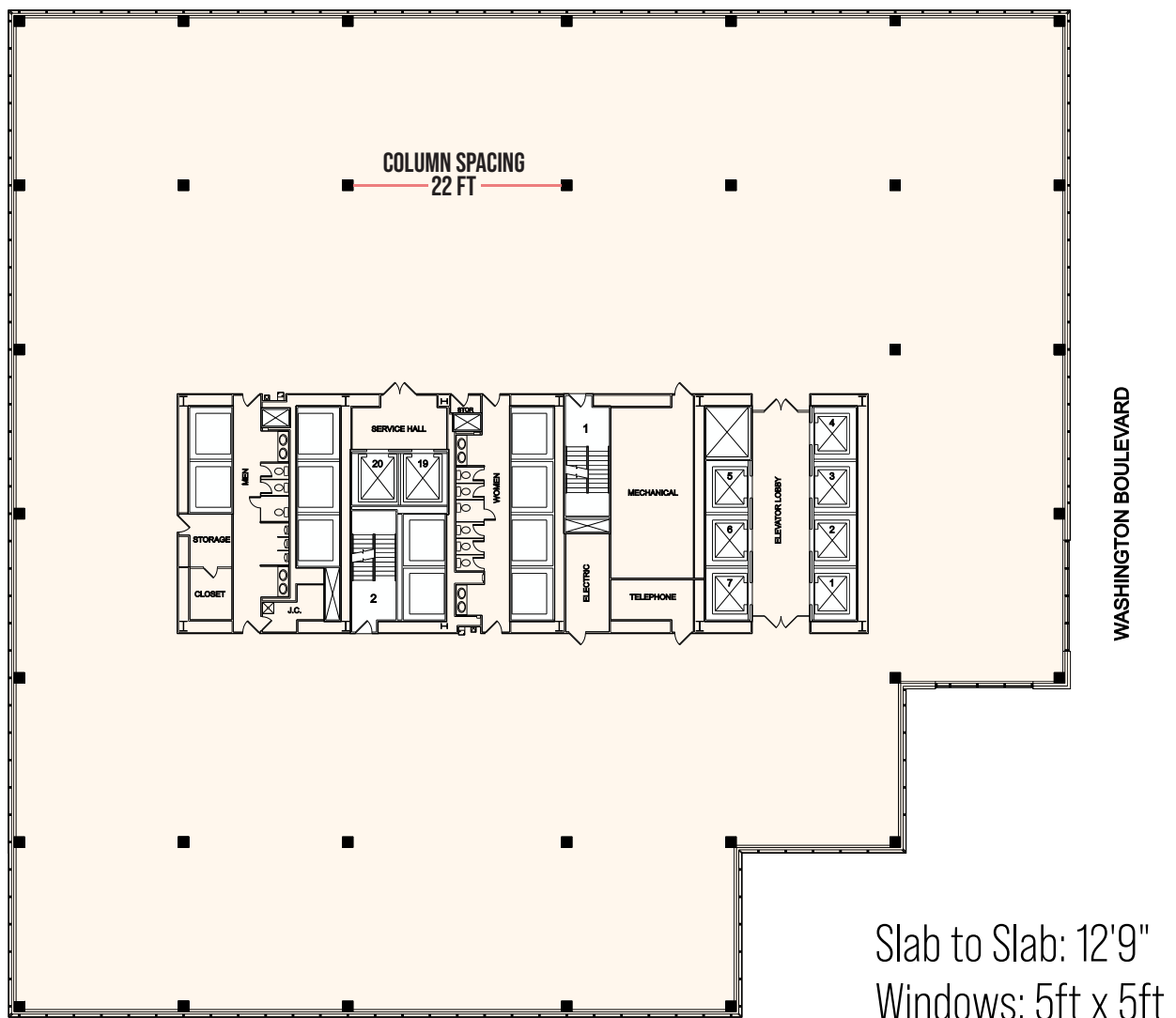
Windows: 5ft x 5ft

**PANORAMIC VIEWS OF THE HUDSON RIVER AND
MANHATTAN SKYLINE ►**

◀ STUNNING SUNSET VIEWS OVER NEW JERSEY

FLOOR PLANS

TYPICAL BASE BUILDING FLOOR PLAN APPROX. 37,875 RSF



FACTS & STATS

TYPICAL FLOOR PLATES

Floors 1- 2: 23,000 - 32,000 RSF
Floors 3 - 4: 65,000 - 72,000 RSF
Floors 5 -14: 37,000 - 39,000 RSF
Floors 15 - 24: 22,000 - 24,000 RSF
Floors 24 - 36: 22,000 - 23,000 RSF

FLOOR LOAD

50 lbs. PSF

ELECTRIC

11,000-amp service with 6 watts per square foot for base building tenants. The Building also has 4,780 kilowatts of generator power from 4 generators.

HVAC

Main condenser water system with 5 cooling towers totaling 4,400 tons. Up to 400 tons of additional cooling capacity (outside air).

Three (3) Evapco evaporative cooling tower systems on the 37th floor; Four (4) associated pumps connected to the cooling tower system with two heat exchangers.

Each floor has an A/C between 60-85 tons each with variable air volume box distribution system.

CONSTRUCTION

Steel framing with concrete slabs on metal deck. Exterior front (east side) is precast with double pane glass. North, west and south exterior has double pane glass with spandrel glass between floors.

SPRINKLERS

100% sprinklered.

ELEVATORS

(18) destination dispatch passenger elevators in high, mid and low rise, all with 4,000 lbs. capacity.
(2) freight elevators with 5,000 lbs. capacity.
(1) hydraulic elevator

PARKING

24-hour enclosed parking with 426 off-site spaces. Access to the most tenant parking in urban Hudson County.

LIFE SAFETY SYSTEM

Class 'E' Simplex fire system with over 4,000 points available; one generator dedicated to the life safety systems including back-up lighting, fire alarm system and elevator recall.

SECURITY

24/7 Security Console located on the 2nd floor Lobby. Console features include a security access system and controls, digital video recording and monitoring, turnstile controls and a visitor management system.

TELECOM

(3) telecom entry points provide telephone and high-speed internet on 3 separate sides of the building.

Choice of 8 high-speed fiber providers.

OTHER FEATURES

24-hour building maintenance.

Across the street from the Newport PATH station, providing direct access to both Midtown Manhattan (15 minutes) and Downtown Manhattan (15 minutes).

NJ Transit Light Rail stops at the building and is one stop from Hoboken Terminal.

SUSTAINABILITY & WELLNESS



A HEALTHIER WORKPLACE MEANS INCREASED EMPLOYEE PRODUCTIVITY

At Newport Tower, we believe that environmental awareness affects the way we manage our corporate activities and our delivery of services. The Energy Star rated, LEED Gold certified building embraces leading sustainability practices including energy efficiency efforts, carbon emission reductions, waste diversion, and water conservation.

AIR

We use MERV13 Filtration, the gold standard for a safe environment. We have increased outdoor air and ventilation rates; our building has the capability of using 100% outdoor air, subject to adjustments.

CLEANING

Enhanced sanitization and disinfection of high touch points i.e. elevator buttons, escalator handrails, entrance and exit door handles, washroom door handles and fixtures, etc.



OWNERSHIP



\$83 BILLION
of assets under management

INNOVATION-DRIVEN

BentallGreenOak is a leading, global real estate investment management advisor and a globally-recognized provider of real estate services. BentallGreenOak serves the interests of more than 750 institutional clients with approximately \$83 billion USD of assets under management (as of December 31, 2022) and expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BentallGreenOak has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BentallGreenOak is a part of SLC Management, which is the alternative asset management business of Sun Life.

LEASING



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